

Appeal 6012171

Appeal questionnaire

Submitted on 6 August 2026.

Appeal type	Lawful development certificate
Appeal site	66 Arbor Lane, Winnersh, Wokingham, RG41 5JD
Agent contact details	Harrison Clare harrison@hac-designs.co.uk +447535370547
Application number	260948

Constraints, designations and other issues

Is a lawful development certificate appeal the correct type of appeal?	Yes
What type of lawful development certificate is the appeal about?	Proposed development or use of a site (section 192)
Does the appeal relate to a planning condition?	No
Was there any enforcement notice in place at the date of the application?	No
Are there any related applications?	No
Do you think the appeal is invalid?	No

Planning officer's report and supporting documents

Do you have a planning officer's report?	Yes
Upload planning officer's report	Officer Report Draft Decision Notice.docx (/document/86f970bf-f4cc-4cd6-a8e2-44afdb8a1157) Officer Report P1 Class E.docx (/document/1cbfa4b6-7302-493f-9d72-a7d9a6f5e2a7)
Community infrastructure levy	Yes

Upload your community infrastructure levy

[WBC Adopted Regulation 123 List Document - Jan 2017.pdf \(/document/8bf32b4c-3e7f-46a9-8eaa-1ecbcb9ec6fc\)](#)
[CIL Frequently Asked Questions.pdf \(/document/1633e55c-5f4b-42ab-971b-bea63ddd5fee\)](#)
[CIL Charging Schedule February 2015.pdf \(/document/2bb8df4c-6b2d-4b12-be2a-c1361a48ca5a\)](#)

Community infrastructure levy formally adopted

Yes

Date community infrastructure levy adopted

6 April 2015

Are there any other relevant matters?

No

Site access

Access for inspection

Yes

the site can not entirely be seen from public land. it is not essential to enter the site as this is a matter of lawfulness and compliance with PD Rights. It is therefore not considered that access to the site would have any benefit for the Inspector.

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

No

Appeal process

Procedure type

Written representations

Appeals near the site

No